

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
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Project Name: Northport/Broward Co. Conv. Ctr.

Case #: 88-R-88

Date: 12/19/01

Comments :

1. The City of Fort Lauderdale will retain McMahon & Associates, Inc. to complete the City's review of the consultants submitted request. McMahon shall require approximately 3 to 4 weeks to complete this review.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Northport/ Broward County
Convention Center

Case #: 88-R-88

Date: 12-19-01

Comments:

No Comments

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Northport/Broward County Convention Center

Case #: 88-R-99 (9)

Date: December 19, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Northport/ Broward County
Convention Center

Case #: 88-R-88 (9)

Date: 12/19/01

Comments:

No comments regarding the proposed changes.

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Division: Planning and Zoning Division **Member:** Chris Barton, AICP, R.L.A.
Stacey Dahlstrom, AICP

Project Name: Northport/Broward County Convention Center DRI Notice of Proposed Change **Case #:** 88-R-88 (9)

Date: December 10, 2001

Project Description: Proposed Development Order Modifications

- Extending the buildout date of the Northport Leasehold Area by 6 years, including traffic analysis to rebut the presumption that this change does not create regionally significant level of service degradations and therefore create a substantial deviation.
- Modification of traffic study and mitigation requirements.

Comments: (Form RPM-BSP-PROPCHANGE-1, pursuant to 380.06(19), F.S. provides in item 5 that Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts. This applies to the following comments and any other comments provided by DRC review.

1. In the review of this application, it was noted that the application and proposed Development order language are missing Ordinance C-98-69 adopted on second reading December 15, 1998. Item 7 should be revised to include the appropriate reference to this ordinance. Additionally, the proposed ordinance language should be revised to include the language that was added with the above ordinance. This should be corrected for the Planning and Zoning Board application package. Also, the Department of Community Affairs and the South Florida Regional Planning Council as well as any of the other appropriate review agencies should be notified of this correction.
2. Pursuant to Ordinance C-98-45, and amending ordinance C-98-69, Section 3.B.2. requires that an annual report be submitted to the City of Fort Lauderdale, the SFRPC, the DCA and the Florida Department of Transportation (District 4) on each anniversary date of the effective date of the development. The format and minimum information to be included are also included in the ordinance. No such report has been received by the City for either the Northport Leasehold Area or the Convention Center this year. As noted in correspondence from the South Florida Regional Planning Council, the last report in their

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files was received on January 9, 1998, covering the period from May 26, 1996 to May 26, 1997.

The applicant must submit an updated Annual Report consistent with Ordinance C-98-45 and C-98-69 and Subsection 380.06(18), F.S. In accordance with 380.06(18), F.S., failure to submit the report within 30 days shall result in the temporary suspension of the development order.

The following items relate specifically to changes to the development order conditions related to traffic analysis and mitigation of impacts in accordance with Rule 9J-2.045, F.A.C.

3. The application reduces the amount of bond or other security to secure the obligation to construct traffic improvements, which may be identified upon completion of a traffic study from \$678,622 to \$663, 622 with the additional \$15,000 to be reserved for the required traffic studies to determine any needed changes that may result from a development proposal. Discuss the proposed reduction of the bond with the City Traffic Engineer and obtain a sign off. In addition, the timing of the posting of this bond is proposed to be changed from, " prior to issuance of Certificate of Occupancy" to, "prior to issuance of additional building permit" for development within the Northport Marketplace area. Please discuss the reasons for this proposed change.
4. In addition, the application changes several requirements related to the actual traffic study with out explanation or justification.
 - a. The timing of the study has been changed from being required by certain dates and immediately after Certificates of Occupancy for at least 70% if the lease able square footage of Phase I, to At the time of site plan approval for any modifications to existing development or new development ...
 - b. Language regarding the traffic study methodology being agreed to by both parties, the City commencing the study in the event that no agreement is reached and that the methodology will be submitted to Broward County for review and comment prior to approval by the City and Northport are all deleted.

Please discuss these changes and obtain the sign off of the City Traffic Engineer.

5. The Traffic Engineering Representative is reviewing the traffic analysis submitted to rebut the presumption that this change does not create regionally significant level of service degradations and therefore creates a substantial deviation and may have additional comments.

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Division: Police

Member: Robert Dodder
828-6421 beeper 497-0628

Project Name: Broward County Convention Center

Case #: 88-R-88(9)

Date: 12/19/01

Comments:

No Comment.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Northport/Broward County Convention Center
Case #: 88-R-88 (9)

Date: 12/19/01

Comments:

1. No comments.